



## Conventional Mortgage Product Parameters

NOTE: HFA Preferred and HFA Preferred Risk Sharing are products created by Fannie Mae for exclusive use by State Housing Finance Agencies. These products are subject to the My Community Mortgage (MCM) guidelines provided in the Fannie Mae *Selling Guide* with certain variances which are included on this table.

	HFA Preferred	HFA Preferred Risk Sharing
<b>Income &amp; Purchase Price Limits</b>	Refer to IFA Program Parameters	Refer to IFA Program Parameters
<b>Eligible Properties</b>	<ul style="list-style-type: none"> <li>1-unit principal residence</li> <li>PUD &amp; Approved Condos</li> <li>No Manufactured Housing or Co-ops</li> </ul>	<ul style="list-style-type: none"> <li>1-unit principal residence</li> <li>PUD &amp; Approved Condos</li> <li>No Manufactured Housing or Co-ops</li> </ul>
<b>LTV/CLTV</b>	Fannie Mae 97%/105% Freddie Mac 95% (Follow Freddie Mac Selling Guide - Home Possible)	97%/105% 95% (Follow Freddie Mac Selling Guide - Home Possible)
<b>Automated Underwriting Options</b>	Fannie Mae <ul style="list-style-type: none"> <li>Run through DU as "HFA Preferred"</li> <li>DU recommendation of "Approved Eligible" Required</li> <li>Use Special Feature Code (SFC) 358</li> </ul> Freddie Mac <ul style="list-style-type: none"> <li>Run through LP as "HomePossible"</li> <li>Must receive Risk Class of "Accept"</li> </ul>	<ul style="list-style-type: none"> <li>Run through DU as "HFA Preferred Risk Sharing"</li> <li>DU recommendation of "Approved Eligible" Required</li> <li>Use Special Feature Code 820</li> <li>Run through LP as "HomePossible"</li> <li>Must receive Risk Class of "Accept"</li> </ul>
<b>Manual Underwriting Options</b>	Fannie Mae Permitted per FNMA <i>Selling Guide</i> and Eligibility Matrix Freddie Mac Not Permitted	Permitted per FNMA <i>Selling Guide</i> and Eligibility Matrix Not Permitted
<b>Mortgage Insurance Coverage</b>	18% for LTV > 95% and <= 97% 16% for LTV > 90% and <= 95% 12% for LTV > 85% and <= 90% 6% for LTV > 80% and <= 85%	None
<b>First-Time Homebuyer Requirements</b>	Not required.	Not required.
<b>Ability to Repay/Points &amp; Fees</b>	Exempt from ATR; 5% cap on points and fees	Exempt from ATR; 5% cap on points and fees
<b>Adverse Market Delivery Charge Loan Level Price Adjustments (LLPAs)</b>	0.25% – one-time fee None	0.25% – one-time fee None